

## LOT 13 BEL-AIR ADDITION TO THE CITY OF BLAIR,

A Replat of Lot 6, Bel-Air Addition, along with part of Lot 11 in Block 4, Prairie Park Addition, along with that part of a vacated alley lying adjacent to said Lot 11, all in the City of Blair, Washington County, Nebraska.

### LEGAL DESCRIPTION:

Lot 13, Bel-Air Addition to the City of Blair, a replat of all of Lot 6, Bel-Air Addition along with part of Lot 11 in Block 4, Prairie Park Addition and along with that part of a vacated alley lying adjacent to said Lot 11 and all lying in the City of Blair, Washington County, Nebraska and more particularly described as follows:

Beginning at an iron found at the Southwest Corner of Lot 6, Bel-Air Addition to the City of Blair, Washington County, Nebraska; thence N 00°00'00" E (assumed bearing) along the Westerly Line of said Lot 6 and its Northerly Projection a distance of 148.08 feet to a point 40.00 feet northerly of the Northwest Corner of said Lot 6; thence S 89°59'27" E parallel to and 40.00 feet northerly of the Northerly Line of said Lot 6 a distance of 119.92 feet to a point on the Northerly Projection of the Easterly Line of said Lot 6; thence S 00°01'13" E along the Easterly Line of said Lot 6 and its Northerly Projection a distance of 119.86 feet to the Southeast Corner of said Lot 6, said point lying on the Northerly Right-of-Way Line of Prospect Avenue and on a 30.00 foot radius curve to the left; thence along said northerly Prospect Avenue right-of-way line, along said 30.00 foot radius curve an arc distance of 57.80 feet, said curve having a chord bearing of S 54°44'09" W and a chord distance of 49.26 feet to a point on the Southerly Line of said Lot 6; thence N 89°49'42" W along said southerly lot line a distance of 79.74 feet to the Point of Beginning and containing 0.38 acres, more or less, 16,763 sq. ft., more or less.

### TO BE DEEDED CITY OF BLAIR TO RYAN:

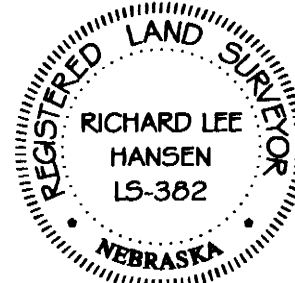
Part of Lot 11, Block 4, Prairie Park Addition along with that part of a vacated alley lying adjacent to said Lot 11, all lying in the City of Blair, Washington County, Nebraska and more particularly described as follows:

From an iron found at the Southwest Corner of Lot 6 in Bel-Air Addition to the City of Blair, Washington County, Nebraska; thence N 00°00'00" E (assumed bearing) along the Westerly Line of said Lot 6 a distance of 108.08 feet to an iron found at the Northwest Corner of said Lot 6 and the Point of Beginning; thence continuing N 00°00'00" E along the Northerly Projection of said westerly lot line a distance of 40.00 feet; thence S 89°59'27" E parallel to and 40.00 feet northerly of the Northerly Line of said Lot 6 a distance of 119.92 feet to a point on the Northerly Projection of the Easterly Line of said Lot 6; thence S 00°01'13" E along said northerly projected easterly lot line a distance of 40.00 feet to an iron found at the Northeast Corner of said Lot 6; thence N 89°59'27" W along said northerly lot line a distance of 119.94 feet to the Point of Beginning and containing 0.11 acres, more or less, 4,797 sq. ft., more or less.

### SURVEYOR'S CERTIFICATION:

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Richard L. Hansen*  
Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Date: July 14, 2009  
Client: R.J. Ryan  
Job No.: 09-039



### TREASURER'S CERTIFICATION:

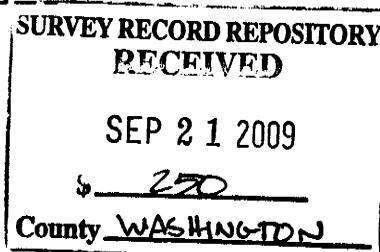
This is to certify that I find no regular taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this \_\_\_\_ day of \_\_\_\_\_, A.D., 2009.

Washington County Treasurer

### ADMINISTRATIVE LOT LINE ADJUSTMENT APPROVAL:

The Lot Line Adjustment Survey as shown and described hereon, has been reviewed for conformity with the Administrative Adjustment Lot Split Section 705. 2 - C. of the City of Blair, Nebraska, Subdivision Regulations and has been found to be in compliance.

Rodney A. Storm  
City Zoning Administrator



		<b>BLAIR ENGINEERING &amp; SURVEYING CO. INC.</b> 936 Grant St., P.O. Box 100 Blair, Nebraska, 68008-0100 (402) 426-9414
Job No.: 09-039	C:\Carlson\2006\work\2009\09039\09-039.dwg	
Client: R.J. Ryan	Drawn By: KSF	Date: 07/31/09